

TOWN OF WEBSTER, NEW HAMPSHIRE
Zoning Board of Adjustment
945 Battle Street/Rte. 127
Webster, NH 03303
Tel. (603) 648-2272
PUBLIC HEARING
Zoning Board of Adjustment
October 8, 2019

Present:

ZBA Members and Alternates: Robert Drown, Jr., Barbara Corliss, Jaye Bowe, Dee Blake and Alternate Member Guy LaRochelle. Marty Bender – absent.

Public in attendance: Joel McNeff – applicant, Heidi Ohlson – abutter, Travis Heath - resident

ZBA Case No. 19-04 Special Exception:

Petition for a Special Exception to Article V. Section 8. (A) Setbacks of the Zoning Ordinance. Applicant, Joel McNeff, 31 Hollings Drive, Webster, NH, proposes to build a garage no closer than 25 feet from the side property line. The property is located on tax map 1 lot 17-1 in the Residential/Agricultural Zone.

7:00 pm Due to the absence of Chairman Bender, Member Drown became acting Chairman for this hearing only. Acting Chair Drown opened the meeting by having Member/Secretary Jaye Bowe take attendance. Alternate Member LaRochelle became a temporary voting member for this public hearing only, due to Member Drown being Acting Chair. Secretary Bowe took attendance.

7:02 pm Acting Chair Drown opened the hearing by explaining the ZBA public hearing procedure during which he had Member Bowe read the application. Acting Chair Drown invited Mr. McNeff to make his presentation. Mr. McNeff stated he would like to build a garage approximately 37-40 feet from the side property line. During Mr. McNeff's presentation, Board members were reviewing their copies of his application and his drawing.

Acting Member LaRochelle reviewed Mr. McNeff's drawing with Mr. McNeff. A brief discussion ensued.

At this time Acting Chair Drown stated there was a memo from Mrs. Larson regarding Jon Nelson, an abutter at 37 Hollings Drive, stating he and his wife were in favor of Mr. McNeff's application. The memo is attached as an addendum to these minutes.

Member Blake asked Mr. McNeff if he was going to pave his driveway. He stated yes, he plans on doing that in the future.

Member Corliss asked if there were any wetland issues. Mr. McNeff stated no.

Member Blake asked how much acreage Mr. McNeff does have. He stated 2.9.

A brief discussion ensued regarding measurements of the driveway.

At this time Acting Chair Drown asked Mr. McNeff if he had anymore to add. He did not.

Member Bowe asked if Mr. McNeff was going to but some kind of workshop in the garage? Mr. McNeff stated it would be just a garage for his cars and boat.

Acting Chair Drown asked if the garage would be used for any residential purpose like an ADU? Mr. McNeff stated no.

Member Corliss asked Mrs. Larson if the applicant would need a building permit? She stated no.

Member Corliss asked who would confirm that Mr. McNeff would actually be within the boundaries. Mrs. Larson stated the ZBA does not enforce; enforcement of the Zoning Ordinance is under the purview of the Select Board.

Acting Chair Drown asked the public in attendance if anyone wished to speak in favor or against the application. Abutter, Heidi Ohlson stated she was not for it or against it – just curious after receiving the abutter letter.

Acting Member LaRochelle wanted to know what the garage would be made of. Mr. McNeff stated it would be all steel including the roof. It will be painted two tone to match Mr. McNeff's house. It will have four 10 x 10 doors, two main doors and two windows.

7:15 pm Acting Chair Drown closed the public testimony and opened the hearing up to the Board for deliberation. There were no more questions from the Board.

Member Blake made a motion to accept and approve the Special Exception application to allow Mr. McNeff to build a garage no closer than 25 feet to the side property line; seconded by Member Corliss.

Rollcall taken by Member Bowe: Robert Drown – in favor; Barbara Corliss – in favor; Jaye Bowe – in favor; Dee Blake – in favor; Guy LaRochelle – not in favor because Mr. McNeff stated earlier the garage could be a close as 25 feet. Motion passed: 4 to 1 in favor.

A brief discussion followed.

At this time the Board reviewed the minutes from September 10, 2019 hearing. Member Blake made a motion to accept the September 10, 2019 minutes as written; seconded by Acting Member LaRochelle and approved unanimously.

7:19 pm Meeting adjourned.

These draft minutes were prepared by Therese E. Larson, Land Use Coordinator.



Town of Webster

945 Battle St, NH 03303 | Telephone: 603.648.2272 | Fax: 603.648.6055

Select Board

Members

Nanci A. Schofield
Chair
Christine L. Schadler
Member
Bianco Acebron Peco
Member

Leslie M. Palmer
Town Administrator

To: Zoning Board of Adjustment

From: Therese Larson, Land Use Coordinator

Date: October 4, 2019

RE: ZB Case No. 19-04 – Abutter Declaration – IN FAVOR!

Mr. John Nelson, II, of 37 Hollings Drive spoke with me via a telephone call today. He is an abutter to Mr. Joel McNeff, applicant for a setback Special Exception regarding the location of his proposed garage.

Mr. Nelson will not be able to attend the public hearing on October 8th so he has asked me to inform the ZBA that he and his wife DO NOT have any objections to Mr. McNeff's application. Mr. Nelson added that when the house was built that is now owned by Mr. McNeff, the builder placed the structure such that adding a garage or an addition would pose a setback problem.

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